

BREEAM UK New Construction Version 6.1

6655 - One North Parade

Pre-assessment

One North parade

25 July 2025

Assessment report



Marks & Spencer's BREEAM Excellent Cheshire Oaks store (Image: Marks & Spencer)

Assessment references

Registration number:	6655 - One North Parade	Date created:	9/9/2024
Created by:	Adam Ingram		

Site details

Site name:	One North parade
Address:	1 North Parade
Town:	Manchester
County:	Greater Manchester
Postcode:	M3 2NH
Country:	United Kingdom

Certificate details

The certificate will have the name of the architect (if entered above) and the name of the developer (from above).

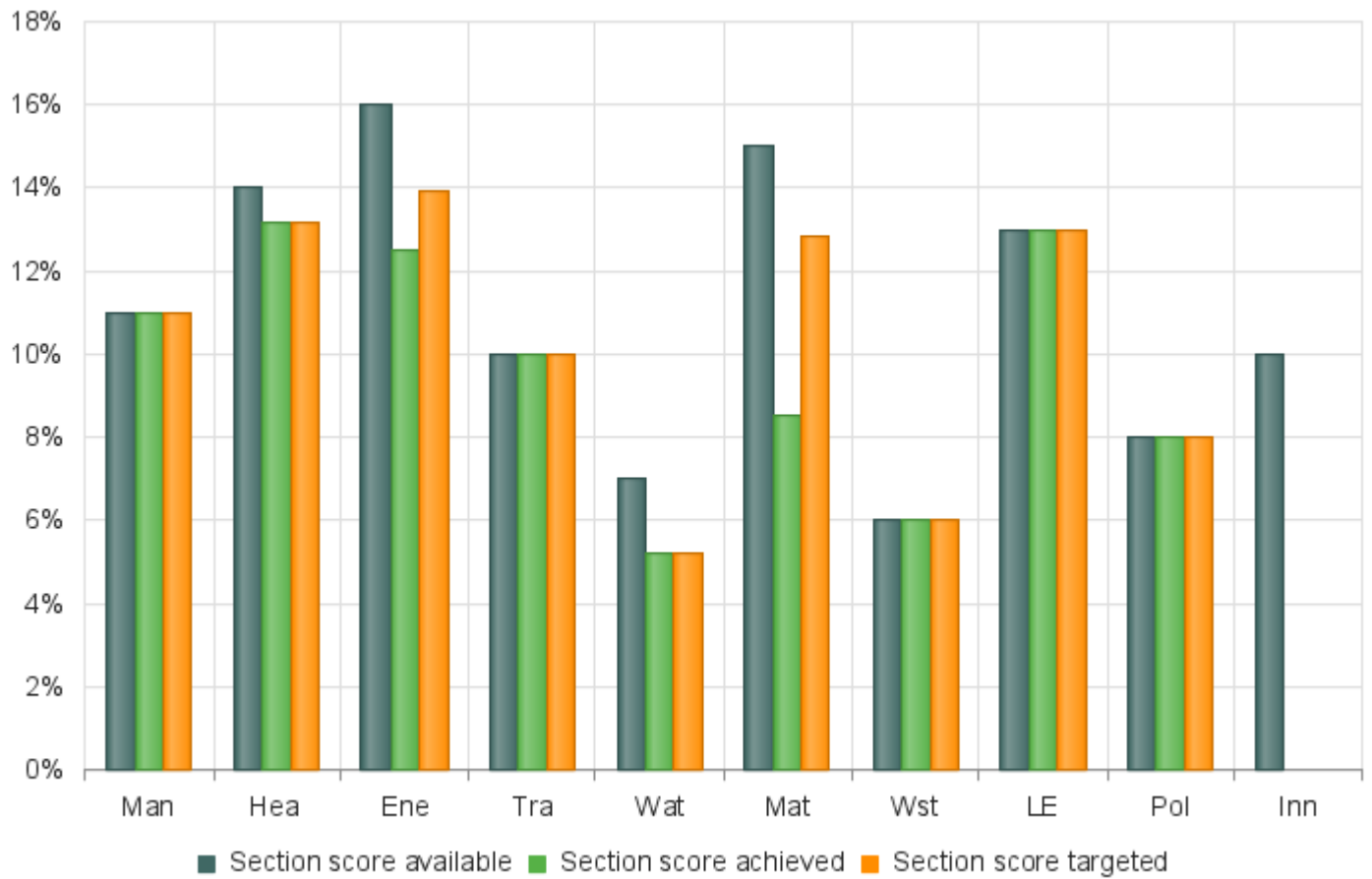
Any other names to appear on the certificate are listed below:

Name	Label
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BREEAM Rating

	Credits available	Credits achieved	Credits targeted	% Credits achieved	Weighting	Category score	Target score
Man	21.0	21.0	21.0	100.00%	11.00%	11.00%	11.00%
Hea	18.0	17.0	17.0	94.44%	14.00%	13.22%	13.22%
Ene	23.0	18.0	20.0	78.26%	16.00%	12.52%	13.91%
Tra	12.0	12.0	12.0	100.00%	10.00%	10.00%	10.00%
Wat	8.0	6.0	6.0	75.00%	7.00%	5.25%	5.25%
Mat	14.0	8.0	12.0	57.14%	15.00%	8.57%	12.85%
Wst	11.0	11.0	11.0	100.00%	6.00%	6.00%	6.00%
LE	13.0	13.0	13.0	100.00%	13.00%	13.00%	13.00%
Pol	12.0	12.0	12.0	100.00%	8.00%	8.00%	8.00%
Inn	10.0	0.0	0.0	0.00%	10.00%	0.00%	0.00%
Total	142.0	118.0	124.0	83.10%	-	87.56%	93.24%
Rating	-	-	-	-	-	★★★★☆ Excellent	Outstan

Performance by environmental category



Issue scores

Please Note: X means the exemplary credit for the relevant issue

Management

Man 01 Project Brief and design

4 / 4

Man 02 Life cycle cost and service life planning

4 / 4

Man 03 Responsible construction practices

6 / 6 X: 0 / 1

Man 04 Commissioning and handover

4 / 4

Man 05 Aftercare

3 / 3

Health and Wellbeing

Hea 01 Visual comfort

4 / 5 X: 0 / 2

Hea 02 Indoor air quality

4 / 4 X: 0 / 1

Hea 04 Thermal comfort

3 / 3

Hea 05 Acoustic performance

3 / 3

Hea 06 Security

1 / 1 X: 0 / 1

Hea 07 Safe and Healthy Surroundings

2 / 2

Energy

Ene 01 Reduction of energy use and carbon emissions

9 / 13 X: 0 / 5

Ene 02 Energy monitoring

2 / 2

Ene 03 External lighting

1 / 1

Ene 05 Energy efficient cold storage

N/A

Ene 07 Energy efficient laboratory systems

N/A

Ene 04 Low carbon design

2 / 3

Ene 06 Energy efficient transportation systems

2 / 2

Ene 08 Energy efficient equipment

2 / 2

Transport

Tra 01 Transport assessment and travel plan

2 / 2

Tra 02 Sustainable transport measures

10 / 10

Water

Wat 01 Water consumption

3 / 5 X: 0 / 1

Wat 03 Water leak detection

2 / 2

Wat 02 Water monitoring

1 / 1

Wat 04 Water efficient equipment

N/A

Materials

Mat 01 Life cycle impacts

4 / 7 X: 0 / 3

Mat 02 Environmental impacts from construction products

1 / 1

Mat 03 Responsible sourcing

1 / 4 X: 0 / 1

Mat 05 Designing for durability and resilience

1 / 1

Mat 06 Material efficiency

1 / 1

Waste

Wst 01 Construction waste management

5 / 5 X: 0 / 1

Wst 02 Use of recycled and sustainably sourced aggregates

1 / 1 X: 0 / 1

Wst 03 Operational waste

1 / 1

Wst 04 Speculative finishes (Offices only)

1 / 1

Wst 05 Adaptation to climate change

1 / 1 X: 0 / 1

Wst 06 Design for disassembly and adaptability

2 / 2

Land use and ecology

LE 01 Site selection

2 / 2

LE 02 Ecological risks and opportunities

2 / 2 X: 0 / 1

LE 03 Managing impacts on ecology

3 / 3

LE 04 Ecological change and enhancement

4 / 4 X: 0 / 1

LE 05 Long term ecology
management and
maintenance

2 / 2

Pollution

Pol 01 Impact of refrigerants

3 / 3

Pol 02 Local air quality

2 / 2

Pol 03 Flood and surface
water management

5 / 5

Pol 04 Reduction of Night
Time Light Pollution

1 / 1

Pol 05 Noise attenuation

1 / 1

Innovation

Inn 01 Innovation

0 / 0 X: 0 / 10

Initial details

1 North Parade

Technical manual issue number : Issue 6.1.1

Project scope : Fully fitted

Is there any potential for a conflict of interest with this Assessment? :

Assessment stage : Design (interim)

Building type (main description) : Office

Sub-group : General office building

RIBA Plan of Work Stage : Stage 0: Strategic Definition

Building floor area (GIA) : 11568 m²

Building floor area (NIFA) : 11568 m²

Is the building designed to be untreated? : No

Building services - heating system type : Air system

Building services - cooling system type : Comfort cooling

Does the building have external areas within the boundary of the assessed development? :
No

Are commercial or industrial-sized refrigeration and storage systems specified? : No

Are building user lifts present? : Yes

Are building user escalators or moving walks present? : No

Are there any water demands present other than those assessed in Wat 01? : No

Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space : No

Are there any systems specified that contribute to the unregulated energy load? : Yes

Are the Post-occupancy evaluation credits targeted in Ene 01 issue? : No

Are laboratories present? : No

Are there fume cupboard(s) and/or other containment devices present? : No

Category assessment

Management (Man)

Man 01 Project Brief and design

To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement.

Assessment criteria

Prerequisite: Have the client and the contractor formally agreed performance targets? :	Yes
Stakeholder consultation (interested parties) :	Yes
Project delivery planning :	Yes
BREEAM Advisory Professional (Concept Design) :	Yes
BREEAM Advisory Professional (Developed Design) :	Yes

Credits awarded : 4

Man 02 Life cycle cost and service life planning

To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through-life maintenance and operation.

Assessment criteria

Elemental LCC :	Yes
Component level LCC options appraisal :	Yes
Capital cost reporting :	Yes
Capital cost of the project :	4 Â£k/m ²

Credits awarded : 4

Man 03 Responsible construction practices

To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.

Assessment criteria

Prerequisite: Are all timber and timber-based products used during the construction process of the project 'legally harvested and traded timber'? :	Yes
Environmental management :	Yes
Prerequisite: Have the client and the contractor formally agreed performance targets? :	Yes
BREEAM Advisory Professional (site) :	Yes
Responsible construction management :	2
Monitoring of construction site impacts :	Yes
Utility consumption :	Yes
Transport of construction materials and waste :	Yes
Exemplary level criteria - Responsible construction management :	

Key Performance Indicators: Construction site energy use

Energy consumption (total) - site processes :	10 kWh
Energy consumption (intensity) - site processes :	1 kWh/project value

Key Performance Indicators: Construction site greenhouse gas emissions

Process greenhouse gas emissions (total) - site processes :	1 KgCO ₂ eq
Carbon dioxide emissions (intensity) - site processes :	1 KgCO ₂ eq/project value

Credits awarded : 6**Man 04 Commissioning and handover**

To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.

Assessment criteria

Commissioning testing schedule and responsibilities :	Yes
Commissioning - design and preparation :	Yes
Testing and inspecting building fabric :	Yes
Handover - have a technical and a non-technical building user guide been	Yes

developed prior to handover? :

Handover - have a technical and a non-technical training schedule been prepared around handover? : Yes

Credits awarded : 4

Man 05 Aftercare

To ensure the building operates in accordance with the design intent and operational demands, through providing aftercare to the building owner and occupants during the first year of occupation.

Assessment criteria

Is this a speculative development? :	No
Commissioning - implementation :	Yes
Aftercare support :	Yes
Post occupancy evaluation :	Yes
The client or building occupier commits funds to pay for the POE in advance. :	Yes

Credits awarded : 3

Health and Wellbeing (Hea)

Hea 01 Visual comfort

To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered.

Assessment criteria

Control of glare from sunlight :	Yes
Daylighting (building type dependent) :	1
View Out :	Yes
Internal and external lighting levels, zoning and controls :	Yes
Exemplary level criteria - Daylighting :	No

Exemplary level criteria- Internal and external lighting levels, zoning and control :

Credits awarded : 4

Hea 02 Indoor air quality

To encourage and support healthy internal environments with good indoor air quality.

Assessment criteria

Are you complying with the Ventilation criteria? :	Yes
Specify the type of ventilation :	Mechanical
Are carbon dioxide (CO ₂) sensors installed in all relevant areas? :	Yes
Number of sensors :	1
Net Internal Area of relevant areas covered by sensors :	10
Coverage of sensors :	0.1
Prerequisite: Indoor air quality (IAQ) plan :	Yes
Emissions from construction products :	2
Sampling of TVOC and formaldehyde levels in post-construction :	Yes
Formaldehyde levels (sampling to follow ISO 16000-2 or ISO 16000-3)	2 $\mu\text{g}/\text{m}^3$

over 30-minute average :

TVOC levels (sampling to follow ISO 16000-5 and ISO 16000-6 or ISO 16017-1) over 8-hour average : $2 \frac{1}{4} \text{g/m}^3$

Exemplary level criteria: Emissions from construction products :

Key Performance Indicators

Formaldehyde concentration : $2.0 \frac{1}{4} \text{g/m}^3$

Total volatile organic compound (TVOC) concentration : $2.0 \frac{1}{4} \text{g/m}^3$

Credits awarded : 4

Hea 04 Thermal comfort

To ensure the building is capable of providing an appropriate level of thermal comfort.

Assessment criteria

Thermal modelling : Yes

Design for future thermal comfort : Yes

Thermal zoning and controls : Yes

Key Performance Indicators

PMV and PPD Indices :

Credits awarded : 3

Hea 05 Acoustic performance

To ensure the building is capable of providing an appropriate acoustic environment to provide comfort for building users.

Assessment criteria

Criteria performance requirements or SQA bespoke requirements? : SQA bespoke requirements

Sound insulation : 1

Indoor ambient noise level : Yes

Room acoustics : Yes

Credits awarded : 3

Hea 06 Security

To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site.

Assessment criteria

Security of site and building : Yes

Exemplary level criteria :

Credits awarded : 1

Hea 07 Safe and Healthy Surroundings

To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users. .

Assessment criteria

Safe Access : Yes

Outside Space : Yes

Credits awarded : 2

Energy (Ene)

Ene 01 Reduction of energy use and carbon emissions

To minimise operational energy demand, primary energy consumption and CO₂ emissions.

Energy performance

Country : England

Select how many files need to be uploaded. If more than one BRUKL output has been produced for a single assessment select the number required. : 1

File 1 :

Upload building '_brukl.inp' file :

Is space heating provided by a district (network) heating? : No

Energy performance - Building score

Heating and cooling demand energy performance ratio (EPRdem) : 0.259

Primary energy consumption performance ratio (EPRpe) : 0.326

CO₂-eq energy performance ratio (EPRco2-eq) : 0.326

Overall building energy performance ratio (EPRnc) : 0.912

Total BREEAM credits achieved : 9.0

Is the primary energy consumption the same or lower than that of the notional building? : Yes

Is the primary energy consumption at least 10% lower than that of or higher than that of the notional building? : Yes

Prediction of operational energy consumption

Has a passive design analysis been carried out? : No

Towards carbon negative (exemplary credits)

Zero net CO₂-eq emissions :

Post-occupancy evaluation (exemplary credits)

Has the maximum credit score been achieved in Ene 02 Energy monitoring? : Yes

Has the client or building occupier committed funds to pay for the post-occupancy evaluation? :

Has the energy model been submitted to BRE or retained by the building owner/named third party? :

Credits awarded : 9

Ene 02 Energy monitoring

To encourage the installation of energy sub-metering that facilitates the monitoring of operational energy consumption. To enable managers and consultants post-handover to compare actual performance with targets in order to inform ongoing management and help in reducing the performance gap.

Assessment criteria

Sub-metering of end use categories : Yes

Sub-metering of high energy load and tenancy areas : Yes

Credits awarded : 2

Ene 03 External lighting

To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development.

Assessment criteria

External lighting has been designed out? : No

Is external lighting specified in accordance with the relevant criteria? : Yes

Credits awarded : 1

Ene 04 Low carbon design

To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.

Assessment criteria

Has the first credit within Hea 04 been achieved? : Yes

Passive design analysis : Yes

Free cooling :

Low and zero carbon technologies : Yes

KPI

Total on-site and/or near-site LZO energy generation :

Expected energy consumption and CO₂-eq emissions reduction resulting from passive design measures :

Energy consumption :

CO₂-eq emissions :

Expected energy consumption and CO₂-eq emissions reduction resulting from passive design measures as a percentage :

Energy consumption :

CO₂-eq emissions :

Expected reduction in CO₂-eq emissions resulting from the LZO technologies as a percentage :

Expected reduction in CO₂-eq emissions resulting from the LZO technologies :

: 2

Credits awarded

Ene 05 Energy efficient cold storage

To encourage the installation of energy efficient refrigeration systems, in order to reduce operational greenhouse gas emissions resulting from the system's energy use.

Assessment criteria - N/A

Ene 06 Energy efficient transportation systems

To encourage the specification of energy efficient transport systems within buildings.

Assessment criteria

Energy consumption : Yes

Energy efficient features - Lifts : Yes

Credits awarded : 2

Ene 07 Energy efficient laboratory systems

To encourage laboratory areas that are designed to minimise their operational energy consumption and associated CO₂ emission

Assessment criteria - N/A**Ene 08 Energy efficient equipment**

To encourage installation of energy efficient equipment to ensure optimum performance and energy savings in operation

Assessment criteria

Swimming pool present? :

Laundry facilities with commercial-sized appliances present? :

Data centre present? :

IT-intensive operating areas present? :

Domestic scale appliances (individual and communal facilities) present? :

Healthcare equipment present? :

Kitchen and catering facilities present? : Yes

Major impact? :

Other contributors : yes

Significant majority contributors BREEAM compliant : Yes

Credits awarded : 2

Transport (Tra)

Tra 01 Transport assessment and travel plan

To reward awareness of existing local transport and identify improvements to make it more sustainable.

Assessment criteria

Travel plan : Yes

Credits awarded : 2

Tra 02 Sustainable transport measures

To maximise the potential for local public, private and active transport through provision of sustainable transport measures appropriate to the site.

Assessment criteria

Prerequisite : Yes

Location type (based on existing AI) : AI <25

Number of points achieved overall : 40

Credits awarded : 10

Water (Wat)

Wat 01 Water consumption

To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems.

Assessment criteria

Please select the calculation procedure used :

Credits awarded : 3

Exemplary performance :

Key Performance Indicators

Credits awarded : 3

Wat 02 Water monitoring

To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption.

Assessment criteria

Water meter on the mains water supply to each building : Yes

Sub-metering/monitoring equipment on supply to plant/building areas : Yes

Pulsed output or other open protocol communication output and BMS connection : Yes

The water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01 (L/person/day) :

Credits awarded : 1

Wat 03 Water leak detection

To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks.

Assessment criteria

Leak detection system : Yes

Flow control devices : Yes

Credits awarded : 2

Wat 04 Water efficient equipment

To reduce water consumption for uses not assessed under Wat 01 by encouraging specification of water efficient equipment.

Assessment criteria - N/A

Materials (Mat)

Mat 01 Life cycle impacts

To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building.

Assessment criteria

Total Mat 01 credits achieved - taken from the Mat 01/02 Results 4

Submission Tool :

Total Exemplary credits achieved - taken from the Mat 01/02 Results 0

Submission Tool :

Credits awarded : 4

Mat 02 Environmental impacts from construction products

To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD.

Assessment criteria

Mat 02 credit achieved - Taken from the Mat 01/02 Results Submission 1

Tool. :

Credits awarded : 1

Mat 03 Responsible sourcing

To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture.

Assessment criteria

Prerequisite: All timber and timber based products are 'Legally harvested and traded timber' : Yes

Has the enabling sustainable procurement credit been achieved? : No

Mat 03 minimum scope level : Superstructure

Percentage of available for percentage of RSM points achieved : 100 %

Credits awarded : 1

Mat 05 Designing for durability and resilience

To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.

Assessment criteria

Protecting vulnerable parts of the building from damage and exposed parts of the building from material degradation : Yes

Credits awarded : 1

Mat 06 Material efficiency

To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building.

Assessment criteria

Material optimisation measures investigated and implemented at all relevant stages : Yes

Credits awarded : 1

Waste (Wst)

Wst 01 Construction waste management

To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill.

Assessment criteria

Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development? : Yes

Pre-demolition audit : Yes

Compliant Resource Management Plan : Yes

Have waste materials been sorted into separate key waste groups? : Yes

Exemplary level criteria : No

KPI

Measure/units for the data being reported : tonnes

Non-hazardous construction waste (excluding demolition/excavation) - fill in to award 'Construction resource efficiency' credits : 1 tonnes/100m2

Total non-hazardous construction waste generated : 1 tonnes

Non-hazardous non-demolition construction waste diverted from landfill - fill in to award diversion from landfill credit : 100 %

Total non-hazardous non-demolition construction waste diverted from landfill : 1 tonnes

Non-hazardous demolition waste diverted from landfill - fill in to award diversion from landfill credit : 100 %

Total non-hazardous demolition waste generated : 1 tonnes

Total non-hazardous demolition waste to disposal : 1 tonnes

Non-hazardous excavation waste diverted from landfill - fill in to award credit : 100 %

Material for reuse : 1 tonnes

Material for recycling : 1 tonnes

Material for energy recovery : 1 tonnes

Hazardous waste to disposal : 1 tonnes

Credits awarded : 5

Wst 02 Use of recycled and sustainably sourced aggregates

To encourage the use of more sustainably sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste.

Assessment criteria

Pre-requisite: pre-demolition audit : Yes

Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development? : Yes

Projects Sustainable Aggregate points : 4

KPI

Total quantity of aggregate :

% of high - grade aggregate that is recycled/ secondary aggregate by application :

Credits awarded : 1

Wst 03 Operational waste

To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.

Assessment criteria

Compliant recycling and non-recyclable waste storage allocated : Yes

Static waste compactor(s) or baler(s) : Yes

Vessel(s) for composting suitable organic waste and water outlet : Yes

:

The Wst 03 Minimum Standard is not applicable :

Credits awarded : 1

Wst 04 Speculative finishes (Offices only)

To minimise the wastage associated with the installation of floor and ceiling finishes in lettable areas in speculative buildings where tenants have not been involved in their selection.

Assessment criteria

Speculative floor and ceiling finishes :

Only ceiling finishes are installed and the first tenants are not permitted to alter them

Credits awarded : 1

Wst 05 Adaptation to climate change

To minimise the future need of carrying out works to adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns.

Assessment criteria

Resilience of structure, fabric, building services and renewables installation Yes :

Exemplary level - responding to climate change :

Credits awarded : 1

Wst 06 Design for disassembly and adaptability

To avoid unnecessary materials use, cost and disruption arising from the need for future adaptation works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy.

Assessment criteria

Design for disassembly and functional adaptability - recommendations : Yes

Disassembly and functional adaptability - implementation : Yes

Credits awarded : 2

Land use and ecology (LE)

LE 01 Site selection

To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed.

Assessment criteria

Percentage of proposed development's footprint on previously occupied land: :	100 %
Contaminated land :	Yes

Credits awarded : 2

LE 02 Ecological risks and opportunities

To determine the existing ecological value associated with the site and surrounding areas, and the risks and opportunities for ecological protection and enhancement.

Assessment criteria

Assessment route selection :	Comprehensive
Survey and Evaluation :	Yes
Prerequisite - Statutory obligations :	Yes
Determining ecological outcomes :	Yes
Exemplary level - Wider site sustainability :	

Credits awarded : 2

LE 03 Managing impacts on ecology

To avoid, or limit as far as possible, negative ecological impacts associated with the site and surrounding areas resulting from the project.

Assessment criteria

Assessment route :	Comprehensive
Prerequisite - Ecological risks and opportunities :	Yes

Credits awarded : 3

LE 04 Ecological change and enhancement

To enhance ecological value of the area associated with the site in support of local, regional and national priorities.

Assessment criteria

Assessment route : Comprehensive

Prerequisite - Managing negative impacts on ecology : Yes

Ecological enhancement (Comprehensive route only) : Yes

Exemplary level criteria (Comprehensive route only) :

Credits awarded : 4

LE 05 Long term ecology management and maintenance

To secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term.

Assessment criteria

Assessment route : Comprehensive

At least one credit achieved under LE 04 for 'Change and Enhancement of Ecology' : Yes

Prerequisite - Statutory obligations, planning and site implementation : Yes

Management and maintenance throughout the project : Yes

Landscape and ecology management plan : Yes

Credits awarded : 2

Pollution (Pol)

Pol 01 Impact of refrigerants

To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems.

Leak detection

Are all the systems hermetically sealed? : Yes

Assessment criteria

Prerequisite: All systems (with electric compressors) comply with BS EN 378:2016 (parts 2 and 3) and (where applicable) Institute of Refrigeration Ammonia Refrigeration Systems code of practice? : 10000
Total Direct Effect Life Cycle CO₂eq (DELCO). Emissions from the system : kgCO₂eq/kW

Refrigerant containing systems installed in the assessed building? : Yes

Global Warming Potential (GWP) of the specified refrigerant(s) 10 or less? Yes
:

Credits awarded : 3

Pol 02 Local air quality

To contribute to a reduction in local air pollution through the use of low emission combustion appliances in the building.

Assessment criteria

Is the project required to connect to a District Heating system, and it supplies all heating and hot water demands to the building? : No
How many credits have been achieved? : 2

Credits awarded : 2

Pol 03 Flood and surface water management

To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.

Assessment criteria

Prerequisite: Has an appropriate consultant demonstrated and confirmed the development's compliance with all criteria? : Yes

Has a site-specific flood risk assessment been conducted? :	Yes
Annual probability of flooding :	Low
Has the pre-requisite for the Surface Water Run-Off credits been achieved? :	Yes
Has the Surface Water Run-Off - Rate credit been achieved? :	Yes
Flooding of property will not occur in the event of local drainage system failure :	Yes
Has the Surface Water Run-Off - Volume credit been achieved? :	Yes
Minimising watercourse pollution :	Yes

Credits awarded : 5

Pol 04 Reduction of Night Time Light Pollution

To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.

Assessment criteria

External lighting has been designed out? :	No
Does external lighting meet all relevant criteria? :	Yes

Credits awarded : 1

Pol 05 Noise attenuation

To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings.

Assessment criteria

Noise-sensitive areas/buildings within 800m radius of the development :	Yes
Is the site compliant with all relevant criteria? :	Yes

Credits awarded : 1

Innovation (Inn)

Inn 01 Innovation

To support innovation within the construction industry through the recognition of sustainability related benefits which are not rewarded by standard BREEAM issues.

Assessment criteria

Number of 'approved' innovation credits achieved? : 0

Credits awarded : 0